

SEND TAX NOTICE TO:
Fay Servicing, LLC
440 S Lasalle St,
Suite 2000
Chicago, IL 60605

20180620000218670
06/20/2018 08:04:53 AM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of November, 2006, James W. Owens and Carolyn S. Owens, husband and wife, executed that certain mortgage on real property hereinafter described to Household Finance Corporation of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061206000590320, said mortgage having subsequently been transferred and assigned to NRZ Pass-Through Trust II, U.S. Bank National Association as trustee, by instrument recorded in Instrument No. 20180108000007950, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said NRZ Pass-Through Trust II, U.S. Bank National Association as trustee did declare all of the



indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 2, 2018, May 9, 2018, and May 16, 2018; and

WHEREAS, on May 31, 2018, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and NRZ Pass-Through Trust II, U.S. Bank National Association as trustee did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, NRZ REO II Corp. was the highest bidder and best bidder in the amount of Seventy-Two Thousand Three Hundred Thirteen And 17/100 Dollars (\$72,313.17) on the indebtedness secured by said mortgage, the said NRZ Pass-Through Trust II, U.S. Bank National Association as trustee, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto NRZ REO II Corp. all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama
To-wit: Lot 28 of Deer Springs Estates-Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate in Shelby County, Alabama, Also a parcel of land described more particularly as follows: Begin at the Westernmost corner of Lot 28 of Deer Springs Estates-Third Addition as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate in Shelby County, Alabama, thence run Easterly along the North line of said Lot 28 a distance of 148.78 feet to a point on the westerly right-of-way of Houston Drive, thence turn left 90 degrees 00 minutes a distance of 60.11 feet, thence turn left 112 degrees 00 minutes and run southwesterly a distance of 160.46 feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto NRZ REO II Corp. its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.



IN WITNESS WHEREOF, NRZ Pass-Through Trust II , U.S. Bank National Association as trustee, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 18 day of June, 2018.

NRZ Pass-Through Trust II , U.S. Bank
National Association as trustee

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

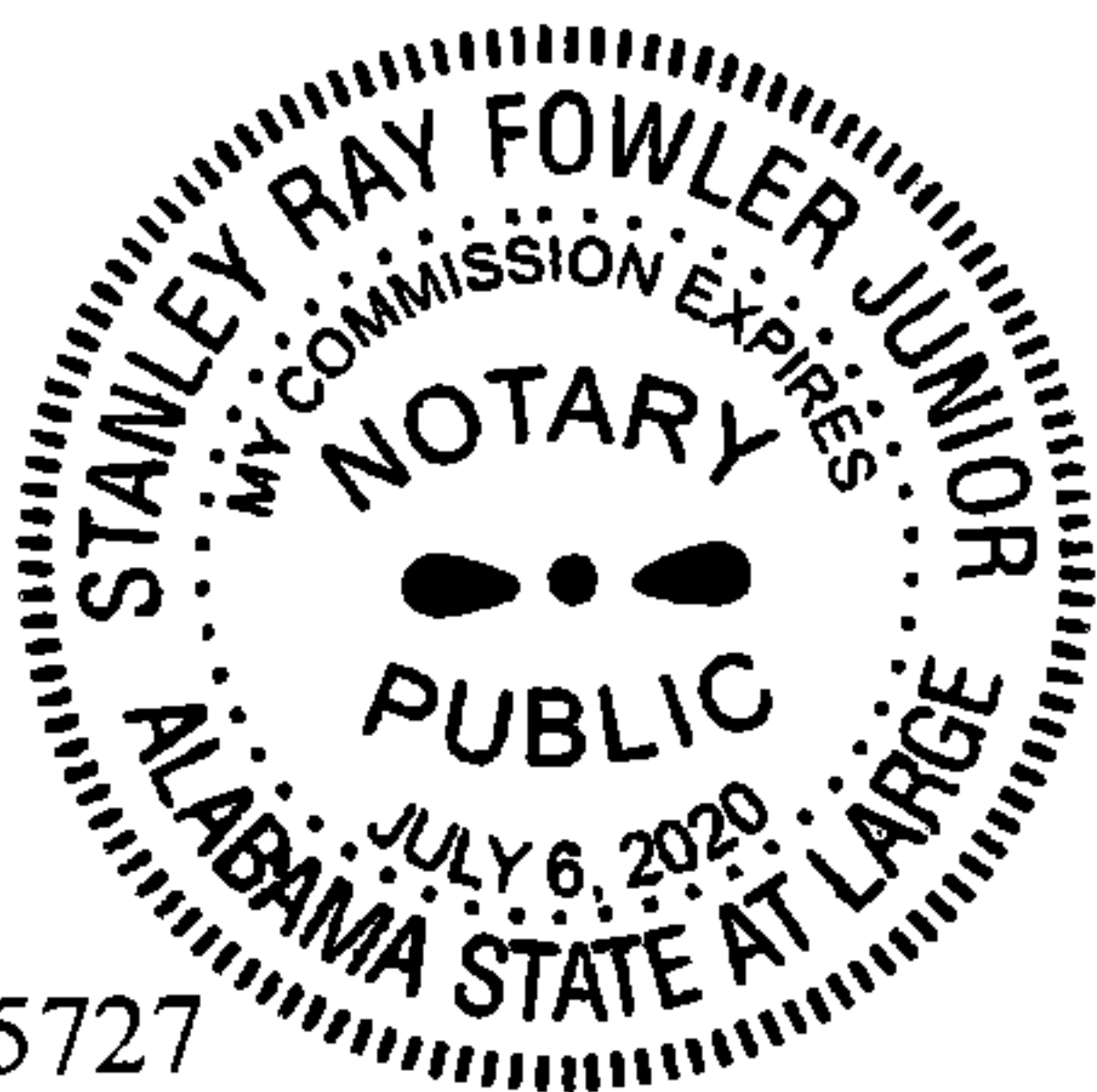
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for NRZ Pass-Through Trust II , U.S. Bank National Association as trustee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, she, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 18 day of June, 2018.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



[Signature]
Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name NRZ Pass-Through Trust II,
U.S. Bank National Association
as trustee
c/o Fay Servicing, LLC

Grantee's Name NRZ Pass-Through Trust II, U.S.
Bank National Association as
trustee
c/o Fay Servicing, LLC

Mailing Address 440 S Lasalle St.
Suite 2000
Chicago, IL 60605

Mailing Address 440 S Lasalle St.
Suite 2000
Chicago, IL 60605

Property Address 28 Houston Dr.
Pelham, AL 35124

Date of Sale 05/31/2018

Total Purchase Price \$72,313.17

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/1/18

☐ Unattested _____
 (verified by)

Print Tiffany Sides
 Sign Tiffany Sides
 (Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/20/2018 08:04:53 AM
 \$25.00 CHERRY
 20180620000218670